

## STAFFORD COUNTY SCHOOL BOARD

### Agenda Consideration

**TOPIC:** Armstrong Tract Lease Agreement

**ITEM NO.:** 13B

**PREPARED BY:** Scott Horan  
Executive Director,  
Planning & Construction

**MEETING:** November 9, 2004  
**ACTION DATE:** November 9, 2004

Andre' A. Nougaret,  
Assistant Superintendent  
for Support Services

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**ACTION REQUESTED BY THE SUPERINTENDENT:** That the School Board approve a lease agreement between Board of Supervisors of the County of Stafford and the School Board of the County of Stafford which stipulates the lease of 122.4 acres from the Armstrong land parcel to the School Board.

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#### KEY POINTS:

1. The Armstrong land parcel was purchased by the School Board in February 1999 for the purpose of building additional schools in support of the school district's future growth requirements. The Armstrong land parcel consisted of 151.4 acres.
2. On September 7, 2004 the School Board conveyed the Armstrong land parcel to the County of Stafford to facilitate the development of non-school entities as envisioned in the PPEA I joint venture.
3. The Armstrong land parcel is divided into five distinct areas: Margaret Brent Elementary School and Mountain View High School—122.4 acres and additional areas overseen by the County for future development (YMCA, Senior Living and Higher Education)—29 acres.
4. The following are significant details of the proposed lease:
  - a. Term of lease is for forty (40) years with five (5) ten year renewal terms. This equates to an aggregate term of ninety (90) years
  - b. Lease Rental Payment is one dollar per year
  - c. County leases roughly 122.4 acres to the School Board
  - d. County retains control of roughly 29 acres (5.1 acre Senior Living, 12.66 acre YMCA and 11.21 acre Higher Education)
  - e. County retains an emergency access easement from the YMCA/Senior Living parking area to one of the Mountain View High School internal access roads
5. The lease agreement is currently being reviewed by ReedSmith LLP. Any recommended changes will be included in an update provide on Friday, November 5, 2004.

**SCHOOL BOARD GOAL: #5** – Provide facilities that promote student learning and  
and community support.

**#7** – Provide school environments where teachers are  
safe to teach and students are safe to learn

**FUNDING SOURCE:** N/A

**AUTHORIZATION REFERENCE:** N/A